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Executive Summary Report

Appraisal Date 1/1/2000 - 2000 Assessment Roll

Area Name / Number: Eastgate / Factoria / 31-7 & 31-8

Previous Physical Inspection: 1992 / 1993

Sales - Improved Summary:

Number of Sales: 990

Range of Sale Dates: 1/98 - 12/99

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
1999 Value	\$106,000	\$225,100	\$331,100	\$383,100	86.4%	13.35%
2000 Value	\$143,200	\$237,100	\$380,300	\$383,100	99.3%	8.70%
Change	+\$37,200	+\$12,000	+\$49,200		+12.9%	-4.65%
% Change	+35.1%	+5.3%	+14.9%		+14.9%	-34.84%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.65% and -34.84% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1999 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1999 Value	\$104,800	\$197,600	\$302,400
2000 Value	\$143,500	\$210,100	\$353,600
Percent Change	+36.9%	+6.3%	+16.9%

Number of improved Parcels in the Population: 7294

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1999 or 2000 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2000 Assessment Roll.

Sales Sample Representation of Population - Year Built

Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	8	0.81%
1960	159	16.06%
1970	90	9.09%
1980	243	24.55%
1990	279	28.18%
2000	211	21.31%
	990	

Year Built	Frequency	% Population
1910	0	0.00%
1920	3	0.04%
1930	2	0.03%
1940	3	0.04%
1950	58	0.80%
1960	1485	20.36%
1970	1050	14.40%
1980	2051	28.12%
1990	1839	25.21%
2000	803	11.01%
	7294	

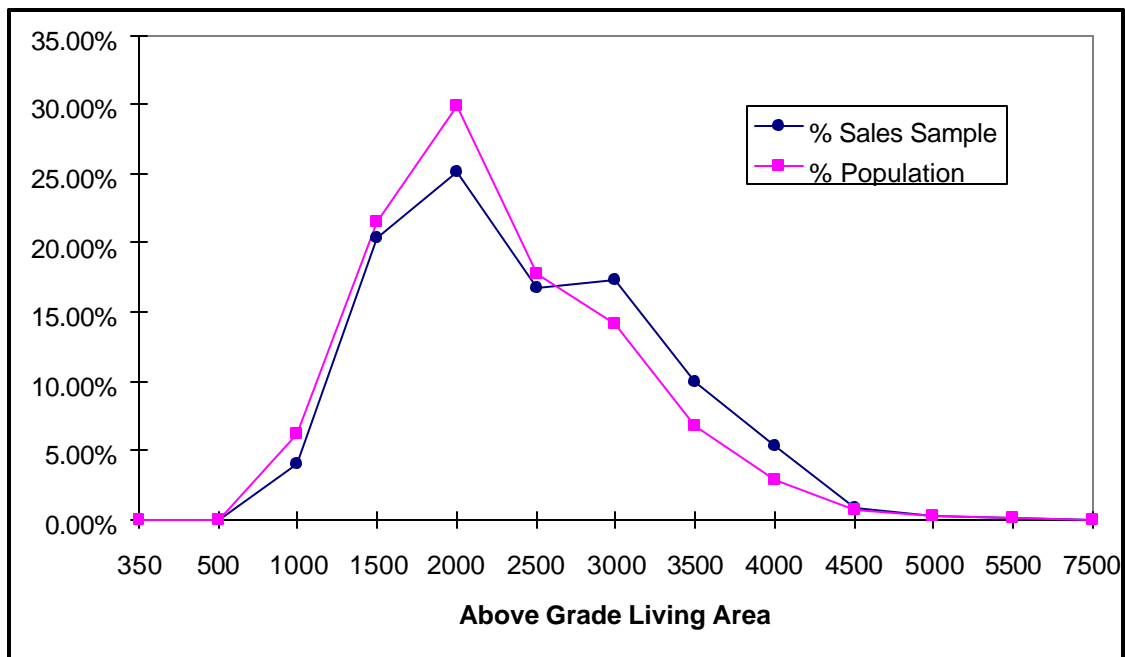


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
350	0	0.00%
500	0	0.00%
1000	40	4.04%
1500	202	20.40%
2000	249	25.15%
2500	165	16.67%
3000	171	17.27%
3500	98	9.90%
4000	53	5.35%
4500	9	0.91%
5000	2	0.20%
5500	1	0.10%
7500	0	0.00%
990		

AGLA	Frequency	% Population
350	1	0.01%
500	1	0.01%
1000	447	6.13%
1500	1565	21.46%
2000	2184	29.94%
2500	1290	17.69%
3000	1036	14.20%
3500	495	6.79%
4000	205	2.81%
4500	46	0.63%
5000	16	0.22%
5500	7	0.10%
7500	1	0.01%
7294		

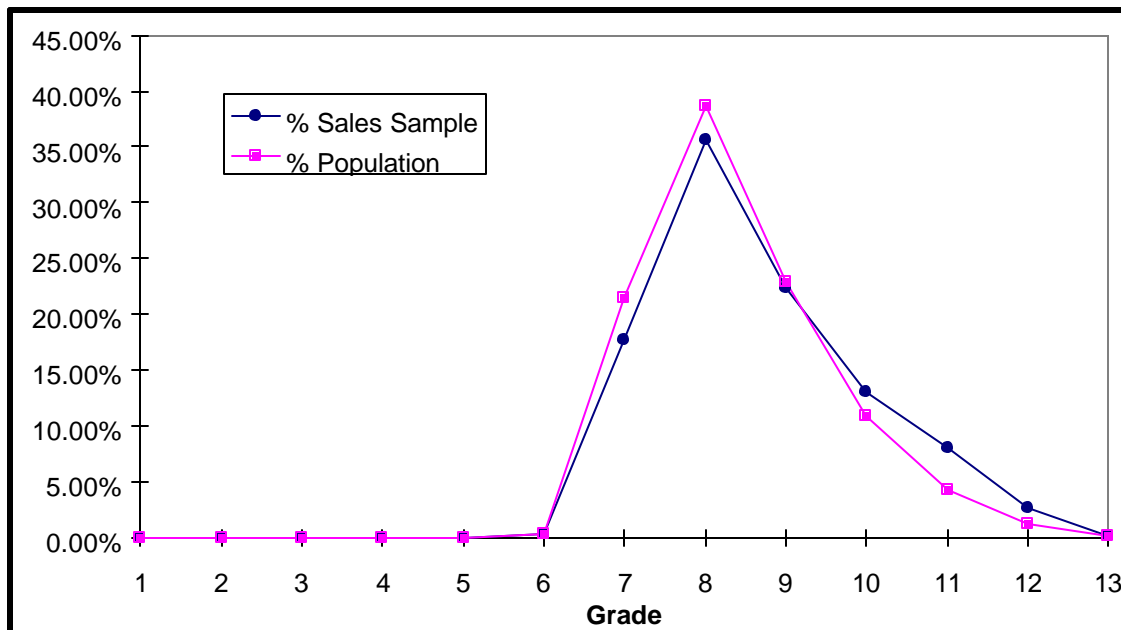


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

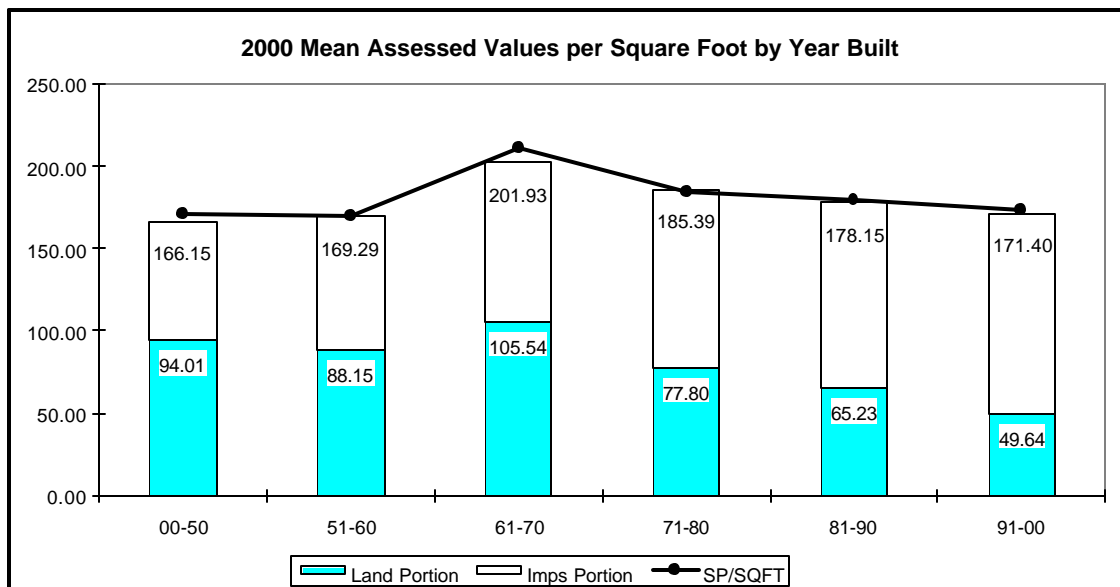
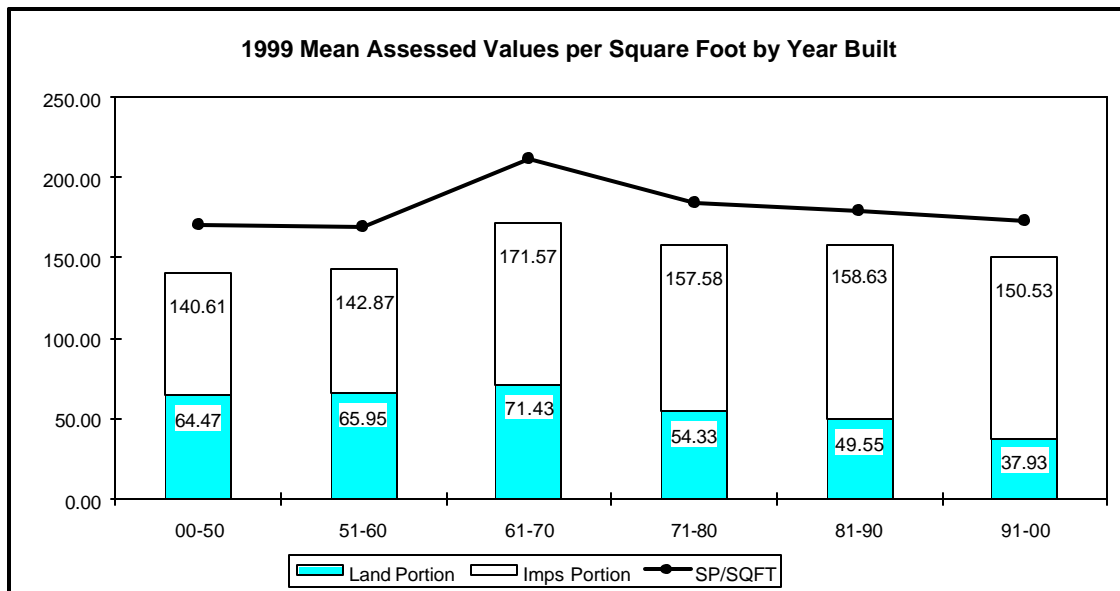
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	3	0.30%
7	175	17.68%
8	352	35.56%
9	222	22.42%
10	130	13.13%
11	80	8.08%
12	26	2.63%
13	2	0.20%
	990	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	6	0.08%
6	25	0.34%
7	1562	21.41%
8	2815	38.59%
9	1672	22.92%
10	797	10.93%
11	312	4.28%
12	92	1.26%
13	11	0.15%
	7294	



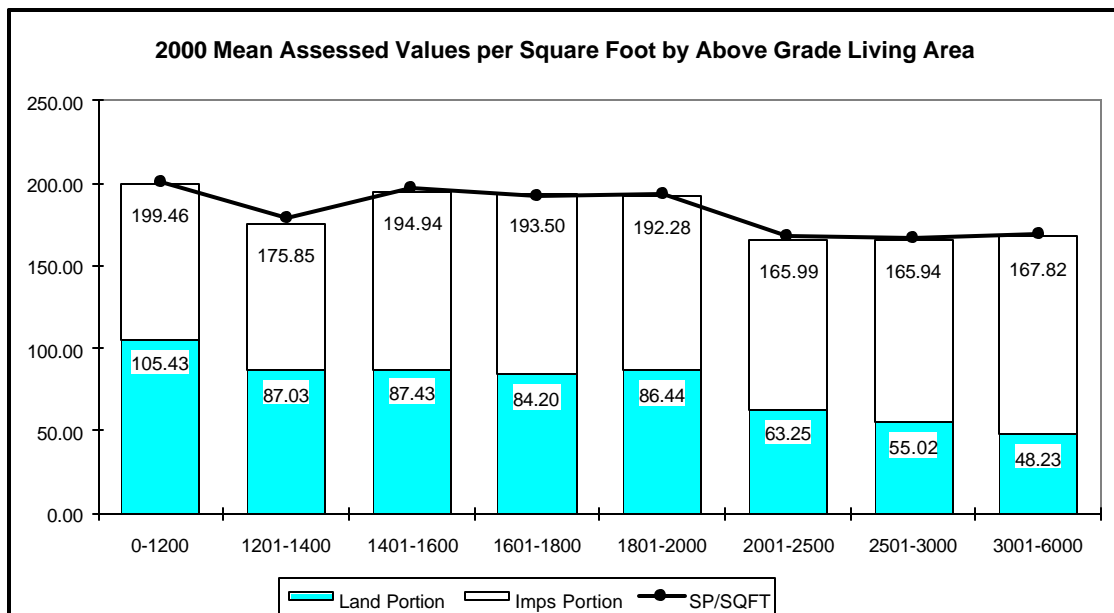
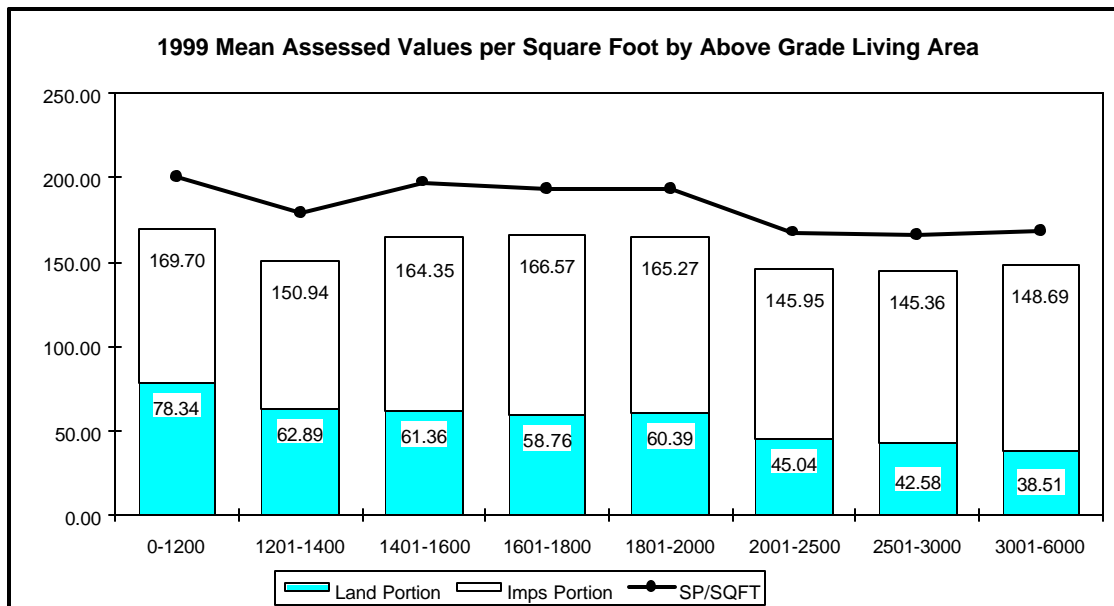
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 1999 and 2000 Per Square Foot Values by Year Built



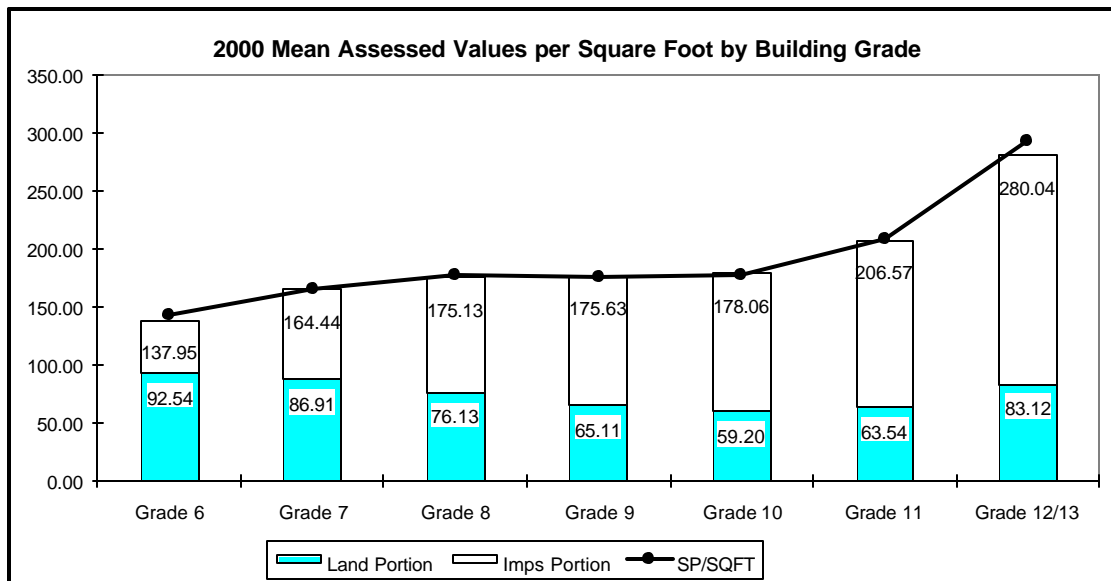
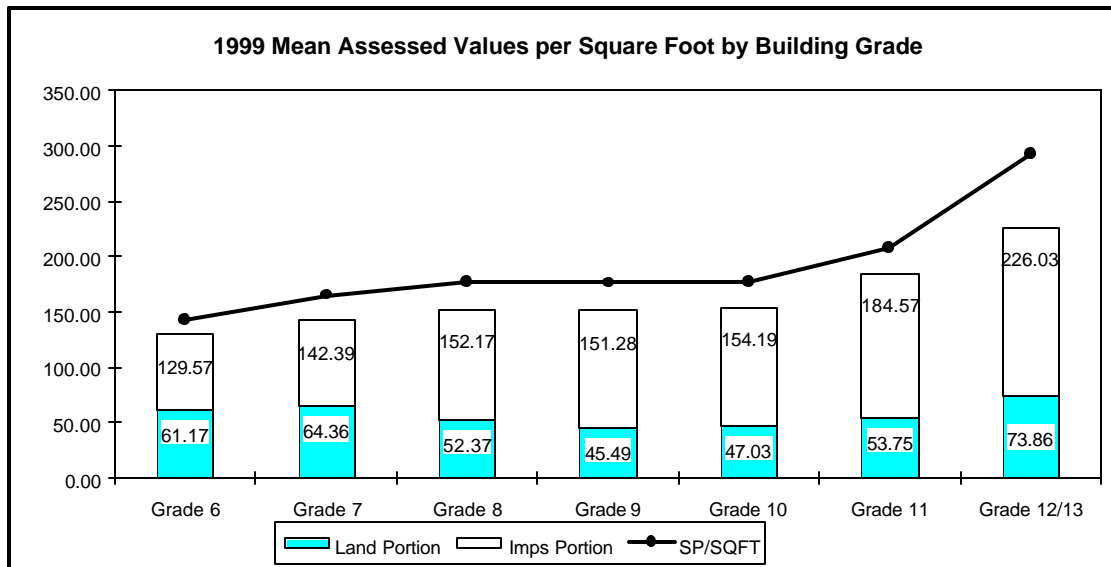
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 1999 and 2000 Per Square Foot Values by Above Grade Living Area



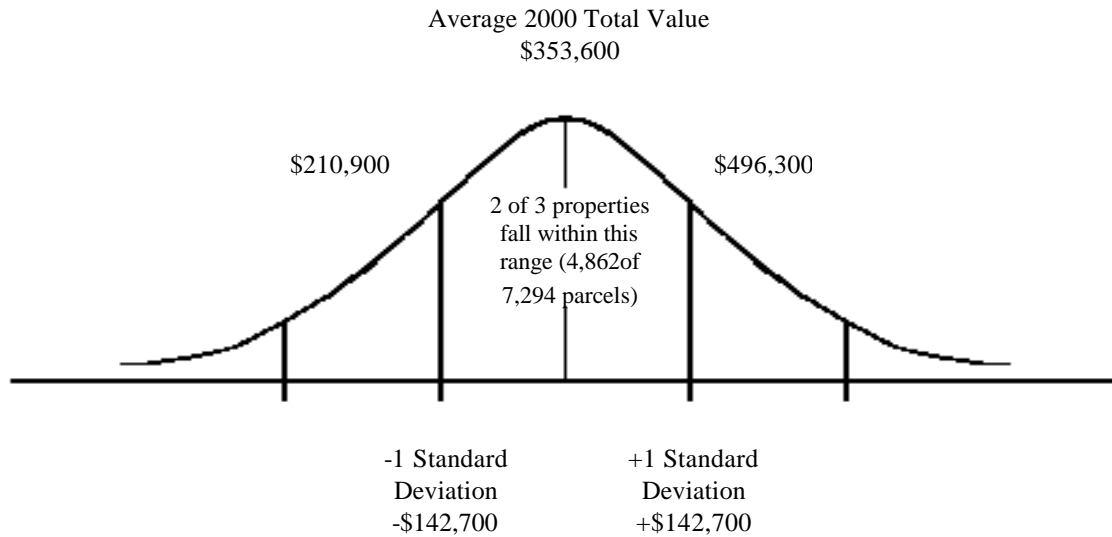
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 1999 and 2000 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There were 28 total sales of grade 12 and 13 homes which only represents 2.8% of the sales sample.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 1999 or 2000 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.